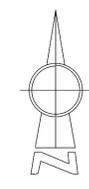K E Y



| | |
|---|---|
| ???.??? | Finished Floor Level |
| | Proposed Contours |
| | Site Boundary |
| | Tactile Paving |

General Notes

1. This drawing is to be read in conjunction with all relevant OEC Consulting Engineers and Architects drawings and project specifications.
2. All adoptable road works shall be constructed in accordance with the Highway Authority's Recommendations and Specifications.
3. All highway works are to be subject of a Section 38 Agreement of the Highways Act 1980.
4. Dropped kerbs and tactile paving is required at the junctions to facilitate the movement of wheelchairs etc. The dropped kerbs to be laid with a 0-6mm upstand.
5. Adoptable sewers are not to be constructed under or within 1.0 metres of any footpath/ kerb line / service strip.
6. Off-site drainage already built must have invert levels checked prior to connection of the site drainage.
7. Gully positions shown are subject to adjustment on site to ensure full drainage and the absence of ponding.
8. All gully's/ gully leads and highway drains to be clay or concrete.
9. No water should be allowed to discharge from any private drives onto the adoptable highway.
10. Bituminous Materials produced shall comply with BSEN 13108 Series, the material shall be laid and compacted in accordance with BS-594987.
11. Laying Course Sand, must comply with BS 7533- 3 (2005) and only naturally occurring sand from the Quaternary Geological Series or Sea dredged sands should be utilised.
12. Any coated base material in carriageway left exposed for more than seven days to be sealed using bituminous sealing grit.
13. Highway boundary to be indicated by back edgings laid flush or channel blocks into private drives.
14. All vertical faces of joints involving flexible materials shall be treated with "Oxy-bit" or other approved joint sealant. This includes ironwork, and precast products.
15. Any final surfacing to be discussed with Kirklees Council.
16. Unsealed and loose material such as crushed stone, gravel or pebbles is not acceptable to the adoptable highway.
17. All works within the public highway to be reinstated to the highway authority requirements.
18. Road markings and traffic signs to comply with Traffic Signs Regulations and General Directions 2002.
19. No trees to be sited within 1.5 of highway boundary.
20. No loose material to be laid within 2m of the highway boundary
21. No limestone aggregate is to be used in the binder course which is to be used as a running surface.
22. The contractor must allow for any fee's required for road and sewer opening permits, sewer connections and make the appropriate applications.



New junction to be formed onto Westfield Lane.
Pedestrian dropped crossing to be provided.

| Rev | By | Date | Description | Chk |
|---|---|---|---|---|
| J | AB | 07.05.24 | Right of access updated | AB |
| H | AB | 11.04.24 | Site boundary updated | AB |
| G | CG | 04.01.24 | Revised parking bay for plot 14 | WW |
| F | LS | 03.01.24 | Updated to suit revised Architects layout | AB |
| E | CG | 29.09.23 | Updated to the latest street lighting layout | AB |
| D | AB | 08.09.23 | Edging kerb revised adjacent plots 1 & 2 | AB |
| C | AB | 23.08.23 | Updated to suit S38 comments dated 07.08.23 | AB |
| B | LS | 11.08.23 | Gabion baskets design updated | AB |
| A | LS | 03.08.23 | Updated to suit S38 comments dated 27.06.23 & revised Architects layout Rev Q | AB |
| / | ZA | 09.06.23 | Issued for approval | WW |
| Rev | By | Date | Description | Chk |



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**Client**
YORKSHIRE CHOICE HOMES

**Project**
WESTFIELD LANE, WYKE

**Title**
SECTION 38
GENERAL ARRANGEMENT LAYOUT

| Scale | Drawn | Checked | Date |
|---|---|---|---|
| 1:250 | AB | WW | JUN.23 |

**Drawing Status**  APPROVAL

| Job No. | Drawing No. | Revision |
|---|---|---|
| 124.008 | 02.03 | J |

Westfield Lane

PLOT 6  PLOT 5  PLOT 4  PLOT 3

Pine Opp   Pine Opp   Birch   Birch   Birch

Visibility Splay 2.4m x 43m
Visibility Splay 2.4m x 43m

PLOT 7   Hawthorn Opp
PLOT 8   Hawthorn Opp
PLOT 9   Hawthorn Opp
PLOT 10   Hawthorn Opp
PLOT 11   Hazel As

Pine As
Hawthorn As
Pine As
Pine As

PLOT 15
PLOT 14
PLOT 13
PLOT 12

2.4m Wide Right Of Access